

**Coralville City Council  
Work Session  
February 22, 2022  
City Hall**

Present: Mayor Meghann Foster, Council Members Mike Knudson, Jill Dodds, Hai Huynh, Laurie Goodrich, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Deputy City Administrator Ellen Habel, Director of Finance Tony Roetlin, City Attorney Kevin Olson, Human Resource/Risk Manager Mike Funke, Community Development Director Dave Johnson

Others Present: Royce Peterson, Mazahir Salih, Kaille Simmons, Shel Stromquist, Center for Worker Justice

Mayor Foster opened the meeting at 7:05 pm. Some items were addressed out of the agenda order because of participant availability.

1. March Planning and Zoning Submittals: Community Development Director Dave Johnson presented the following:
  - Red Hawk Subdivision, Lot 2, Part 3: Johnson said this will be two multi-tenant buildings with 118 parking spaces required, 130 provided. Johnson said staff was pleased with the building materials and said the tenants will be commercial and restaurant uses.
  - Forevergreen Heights, Phase II, PUD B Site Plan: Johnson said this is the second of what will be four phases and the builder would like to begin this summer. The council discussed the pricing of the homes versus their expectations and the mix of home types. Johnson said he expects a revision of the master plan for Phases 3 and 4 this spring.

At this time Johnson left the meeting.

2. Human Resource/Risk Management Report: Human Resource/Risk Manager Mike Funke shared a list of full-time and regular part-time staff titles by department, noting the City has 152 full-time and 21 regular part-time staff. He explained that regular part-time staff work 20 hours a week or more on a regular basis and are benefits-eligible. Funke said the City has hired or replaced 48 full-time staff since 2019 and there were no full-time or regular part-time hires between June 2020 and March 2021 as a result of COVID. He said there were 22 hires in 2021 and 6 thus far in 2022; 15 new hires in the police department since 2019.
3. Presentation by the Center for Worker Justice: Mazahir Salih of the Center for Worker Justice shared the Center's mission, its work to establish the community ID program and increase minimum wage, Know Your Rights training, English as a Second Language classes, tutoring, \$500,000 in financial support to people struggling during COVID 19, and application assistance for Iowa Finance Authority rent and utility assistance. Kaille Simmons said the group has recovered over \$170,000 in unpaid wages and shared examples of wage theft in Coralville. Shel Stromquist shared the wage theft proposal for

a sustained, five-year initiative that would include hiring a full-time, experienced community organizer. Salih said the cost for five years is \$322,000, starting at \$41,600 annually plus benefits and annual increases. Salih said Johnson County is contributing \$130,000 and the Center is requesting \$85,000 from Iowa City, \$35,000 from North Liberty, and \$40,000 from Coralville. She said the staff person would access Teamsters Union insurance.

At this time the representatives from the Center for Worker Justice left the meeting.

4. Fiscal Year 2023 Budget Discussion: City Administrator Kelly Hayworth reviewed the proposed fund balances for FY22 with adjustments per financial policies. Hayworth noted the solid waste and transit liquidity ratio remain concerns. He said the intent is to have a resolution on the next City Council agenda to transfer funds.
5. City Administrator's Time: Hayworth provided the following updates:
  - Staff continues to work on the \$23,000 gap in the FY23 budget and the \$18,750 that was lost as a result of a valuation change. Hayworth said he believes part of it can be managed by adjusting the salary for the new police detective since it will not be possible to fill it for the entire year. He also noted that police officer testing was held in February and 10 people tested with 0 passing. Funke added that candidates have to pass 70% on 4 test sections and it is a standardized test used statewide. Hayworth said he is still looking at the rental inspector position and rental permit rates in other cities.

At this time Councilor Mitch Gross left the meeting.

- Hayworth said ImOn and MetroNet have started their build out and MetroNet has sent out notices; in March Metro Net will start their work in Coralville and hope to be finished by the end of 2022; ImOn will finish in about 18 months and both are reputable companies.
- Hotel bonds are moving forward and there will be two model rooms for review as part of the process.

Mayor Foster asked the council to review their calendars so goal setting can be scheduled. She also said she is trying to attend a meeting of each board and commission.

Adjourned at 9:25 pm.

Notes taken by Ellen Habel, Deputy City Administrator